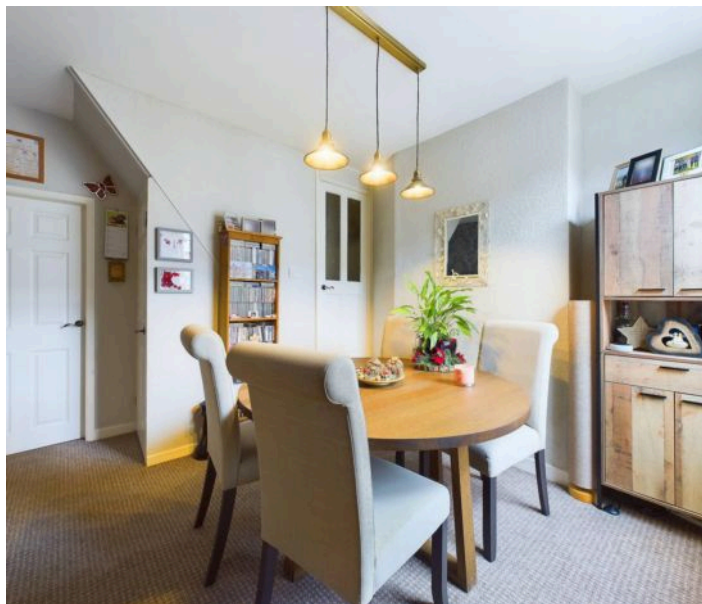




9 Wallet Street, Netherfield - NG4 2LT

Guide Price £140,000

DavidJames
the estate agent



9 Wallet Street

Netherfield, Nottingham

GUIDE PRICE £140,000 - £150,000 Charming 2 bed mid-terraced house close to local amenities and City-bound transport links. Well-maintained with 2 reception rooms, modern kitchen, 2 bedrooms and shower room alongside a low-maintenance yard.

Council Tax band: A

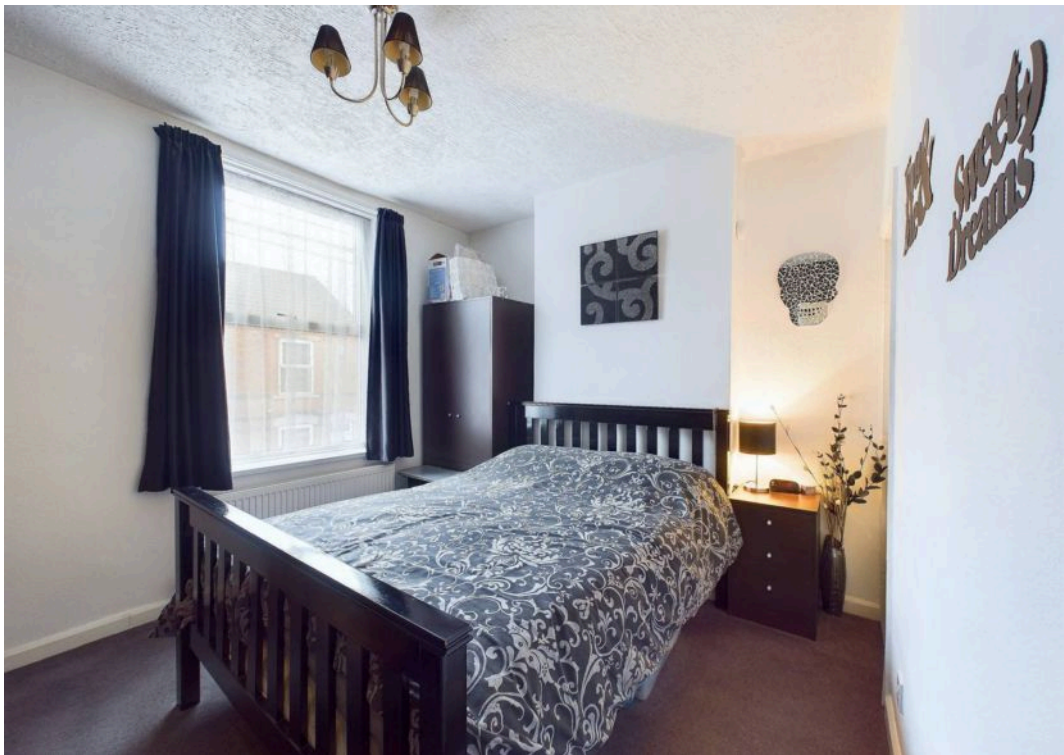
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-terrace house close to Netherfield's amenities
- A short walk from local shopping facilities, frequent buses and train services
- A short commute to Nottingham City Centre
- Victoria Retail Park within easy reach
- Two reception rooms (including a cosy lounge and a separate dining room overlooking rear yard)
- Modern kitchen with a range of integrated appliances and garden access
- Well-appointed modern shower room with a three-piece suite including a generous cubicle
- Part-boarded loft with ladder and lighting for additional storage
- Well-presented courtyard-style garden







Floor 0

Approximate total area⁽¹⁾

50.85 m²

547.34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.